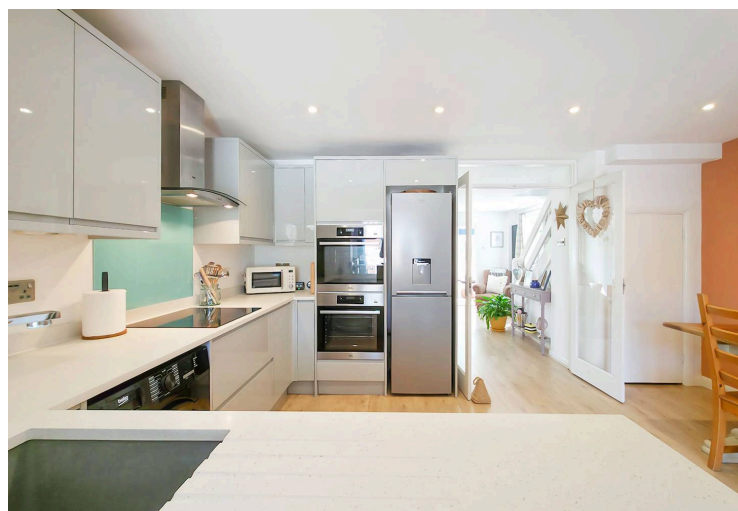




10 Kirdford Close, Rustington - BN16 2LW

£350,000 Freehold

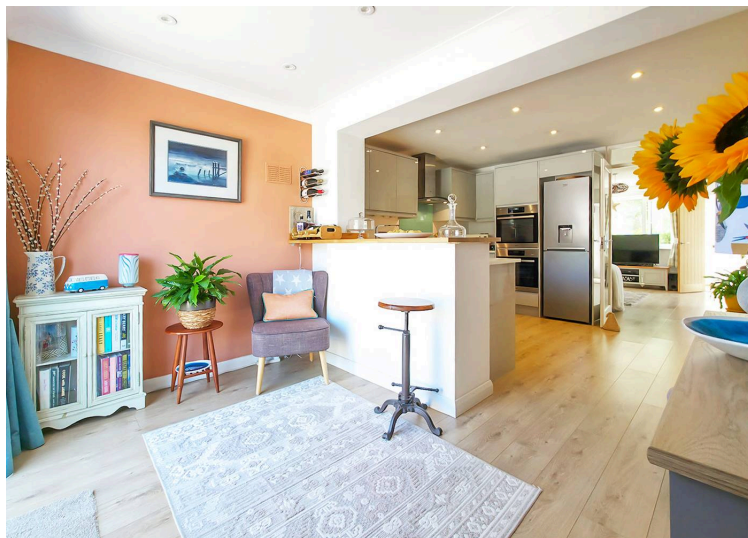
Extended three-bedroom semi-detached family home • Spacious kitchen/dining room with breakfast bar • Ground floor cloakroom / separate lounge • Low-maintenance rear garden and garage • Overlooking a communal green, close to Rustington village and the seafront



Situated within the popular Kirdford Close in Rustington, this extended three-bedroom semi-detached home enjoys a pleasant position overlooking a communal green, creating an attractive open outlook from the front of the property. Originally built in the 1960s, the home has been thoughtfully extended and improved to suit modern family living. The ground floor now benefits from a convenient cloakroom/WC, while the heart of the home is the spacious kitchen/dining room. Designed with both practicality and entertaining in mind, this inviting space features a breakfast bar and a cosy reading corner, making it ideal for everything from busy family mornings to relaxed evenings with friends. A separate lounge provides a comfortable retreat, perfect for quieter evenings.

Upstairs, there are two generously proportioned double bedrooms together with a traditional third single bedroom, ideal as a child's bedroom, home office or dressing room. Throughout, the property is tastefully decorated in a modern style, with a contemporary fitted kitchen allowing buyers to move straight in and enjoy the home.

Outside, the rear garden has been designed for low-maintenance living, being predominantly paved and complemented by attractive planting and decorative fencing, creating an enjoyable space to relax both during the day and into the evening. The property also benefits from a garage, conveniently located at the end of the close. Kirdford Close has long been a popular choice with both young families and those looking to downsize, thanks to its peaceful setting, attractive green spaces and excellent location. Rustington's vibrant village centre, with its excellent range of independent shops, cafés and amenities, is within easy reach, while the beach and seafront are also just a short distance away, making this a wonderful place to call home.





Kitchen / diner

14' 7" x 10' 4" (4.45m x 3.14m)

Family Room

10' 4" x 8' 1" (3.16m x 2.47m)

Lounge

14' 7" x 13' 10" (4.45m x 4.21m)

Bedroom 1

15' 0" x 8' 6" (4.57m x 2.58m)

Bedroom 2

9' 10" x 8' 6" (2.99m x 2.60m)

Bedroom 3

11' 2" x 6' 2" (3.40m x 1.89m)

Bathroom

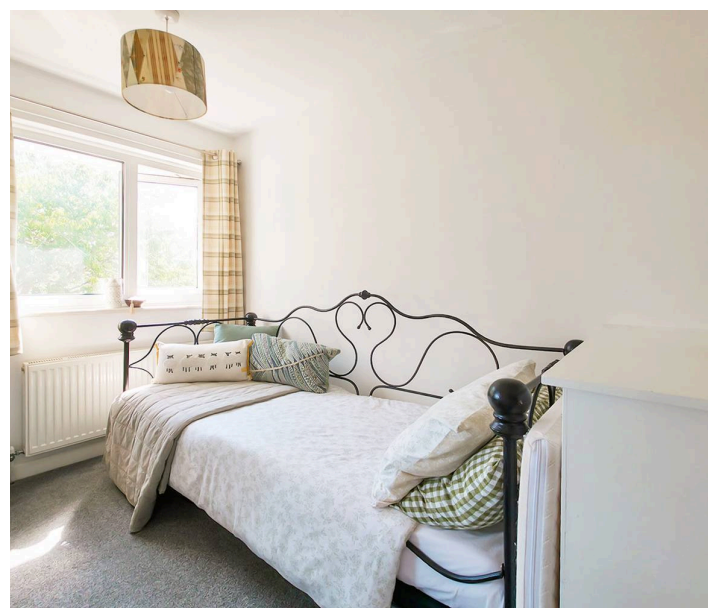
WC

Council Tax band: C

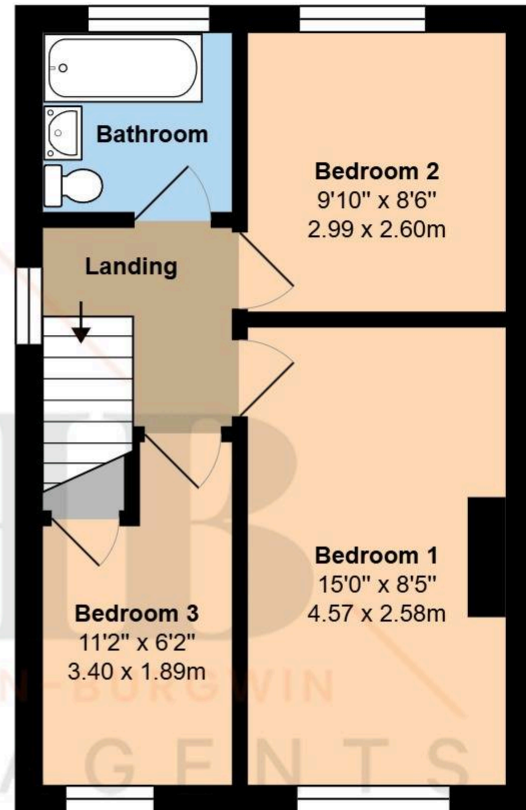
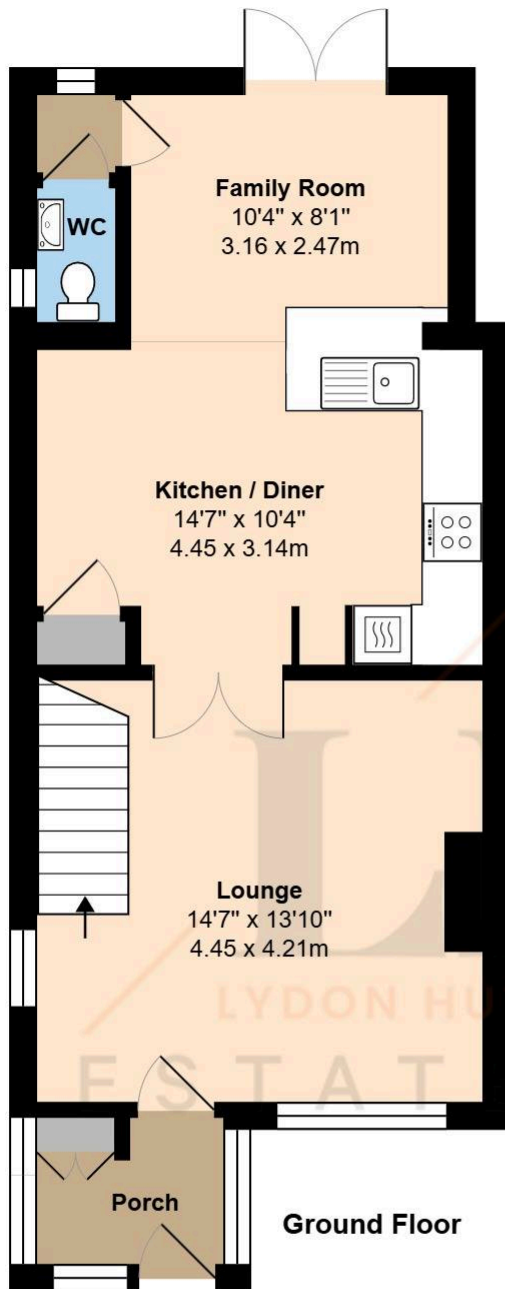
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Total Area: 879 ft² ... 81.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by 1st Image 2026